

PRELIMINARY BUDGET: 132 STATE STREET ADDITION

12 February 2014

Overview

- Existing 1,740 sf. building, on National Register for Historic Places.
- 15' x 16' 1 ½ story connector, slab on grade. Functions as a new accessible entry with staircase.
- 24' x 36' 1 ½ story “barn”, slab on grade with vehicle/maintenance storage ground floor. Open-plan office above.
- Entry porch with ramp and stairs; rear egress porch with stairs.

Components

| | |
|---|-----------|
| Base price, see estimate from Clar Construction (\$342,775 - \$445,238) | \$394,000 |
| Design (A & E), 12% | 47,300 |
| Federal/DEC flood plain permit, 0.1% | 400 |
| State construction permit, 0.55% | 2,200 |
| ESA Ph I for the garage if there are suspected contaminants. | 5,000 |
| Act 250 permit may be required | ? |
| Construction manager? Bonds, Admin? | ? |
| Contingency, 10% | 39,400 |
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| TOTAL | \$488,280 |

Option

- Add one or two sheds to the garage, possibly \$25,000 each. (Adds up to 500 sf, giving Maintenance what they now have)

Ruled-out Costs

- No need to sprinkle whole building, \$39,000 for larger water line and \$42,000 for system = \$81,000
- No elevator required (\$80,000?)
- Other flood mitigation. It appears all we need to do is “wet” floodproofing.